135.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,073,700 / 1,073,700
					USE VALUE:	1,073,700 / 1,073,700
					ASSESSED:	1,073,700 / 1,073,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWAB ANNIE C
Owner 2:	RADEMACHER MICHAEL W
Owner 3:	
Street 1:	25 BELLEVUE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHITEHEAD GEORGE W--ETAL -
Owner 2:	WHITEHEAD KATHLEEN B -
Street 1:	25 BELLEVUE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7919

NARRATIVE DESCRIPTION

This parcel contains 13,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 2765 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13100.000	423,300		650,400	1,073,700
Total Card	0.301	423,300		650,400	1,073,700
Total Parcel	0.301	423,300		650,400	1,073,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.32 | /Parcel: 388.3

Legal Description

User Acct 86917

GIS Ref

GIS Ref

Insp Date 05/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 135.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,300	0	13,100.	650,400	1,073,700	1,073,700	Year End Roll	12/18/2019
2019	101	FV	332,100	0	13,100.	609,800	941,900	941,900	Year End Roll	1/3/2019
2018	101	FV	332,100	0	13,100.	504,100	836,200	836,200	Year End Roll	12/20/2017
2017	101	FV	332,100	0	13,100.	463,400	795,500	795,500	Year End Roll	1/3/2017
2016	101	FV	332,100	0	13,100.	422,800	754,900	754,900	Year End	1/4/2016
2015	101	FV	312,000	0	13,100.	414,600	726,600	726,600	Year End Roll	12/11/2014
2014	101	FV	312,000	0	13,100.	385,400	697,400	697,400	Year End Roll	12/16/2013
2013	101	FV	312,000	0	13,100.	366,700	678,700	678,700		12/13/2012

!10513!

PRINT

Date	Time
12/11/20	00:48:36

LAST REV

Date	Time
06/14/18	14:50:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10513

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITEHEAD GEORG	30772-458		10/18/1999	Change>Sale	300,000	No	No		
	10225-91		2/28/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2012	112	Manual	8,914					install 3 solar pa
12/28/2009	1277	Re-Roof	5,000					
6/5/2001	488	Addition	82,000	C				14X25 2 STORY ADD-
10/3/1994	509	Manual	4,250					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
12/3/2008	Meas/Inspect	189	PATRIOT
5/14/2002	Permit Visit	PM	Peter M
4/21/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86917
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13100		Sq. Ft.	Site		0	80.	0.62	9									650,399						650,400	

Total AC/HA: 0.30073 | Total SF/SM: 13100 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 650,399 | Spl Credit | Total: 650,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.02974677
Const Adj.:	0.99989998
Adj $ / SQ:	108.113
Other Features:	116029
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520041
Depreciation:	96728
Depreciated Total:	423313

COMMENTS

OF=XTRA SHOWER & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

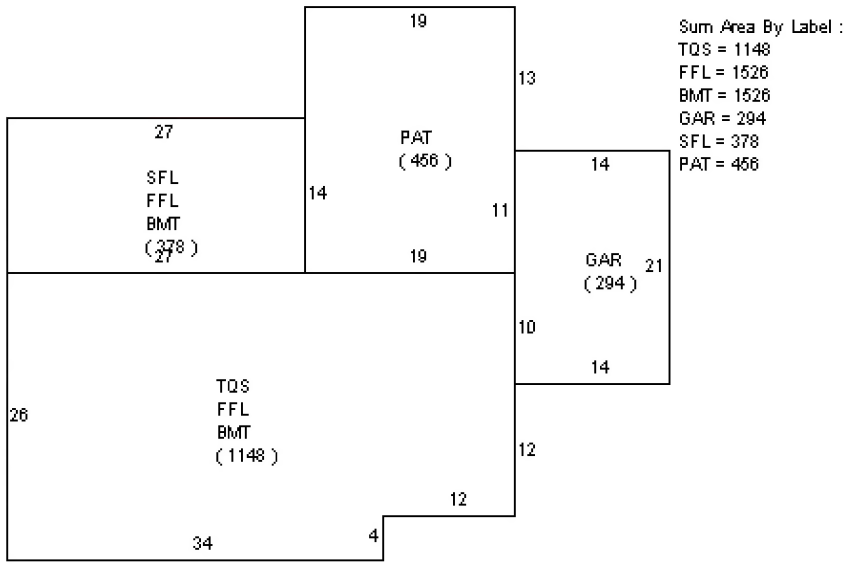
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



Sum Area By Label :
TQS = 1148
FFL = 1526
BMT = 1526
GAR = 294
SFL = 378
PAT = 456

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 574110.6383

Juris. Factor:	1.00	Before Depr:	118.92
Special Features:	0	Val/Su Net:	83.97
Final Total:	423300	Val/Su SzAd	153.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,526	32.430	49,494
FFL	First Floor	1,526	108.110	164,980
TQS	3/4 Story	861	108.110	93,085
PAT	Patio	456	3.070	1,401
SFL	Second Floor	378	108.110	40,867
GAR	Garage	294	23.500	6,909

Net Sketched Area:	5,041			Total:	356,736
Size Ad	2765	Gross Are	5328	FinArea	2765

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	